



CITY OF

# West Linn

## Bridge & Bolton Town Center: Design Priorities

### Design Priorities: Area 1



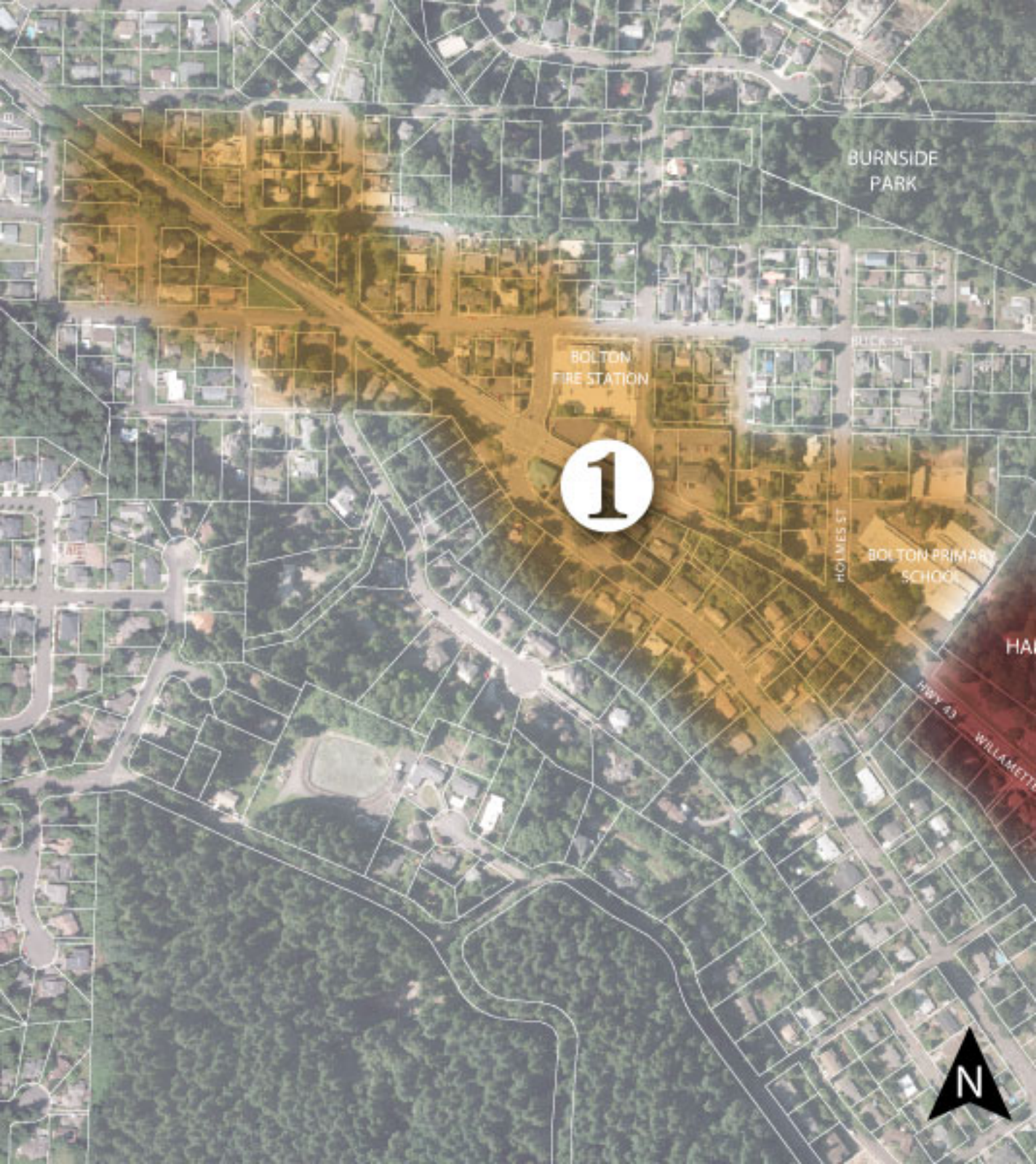
\* 1. Looking at **Area 1** on the map above, which of the following functions and features to you consider to be most critical? Rank each item in order of relative importance to the area. (Feel free to use the "N/A" button for items you think don't apply. Some features may seem equally important, but please do your best.)



Car-friendly design

☐ N/A





BURNSIDE  
PARK

BOLTON  
FIRE STATION

1

BUCK ST

BOLTON PRIMARY  
SCHOOL

HOLMES ST

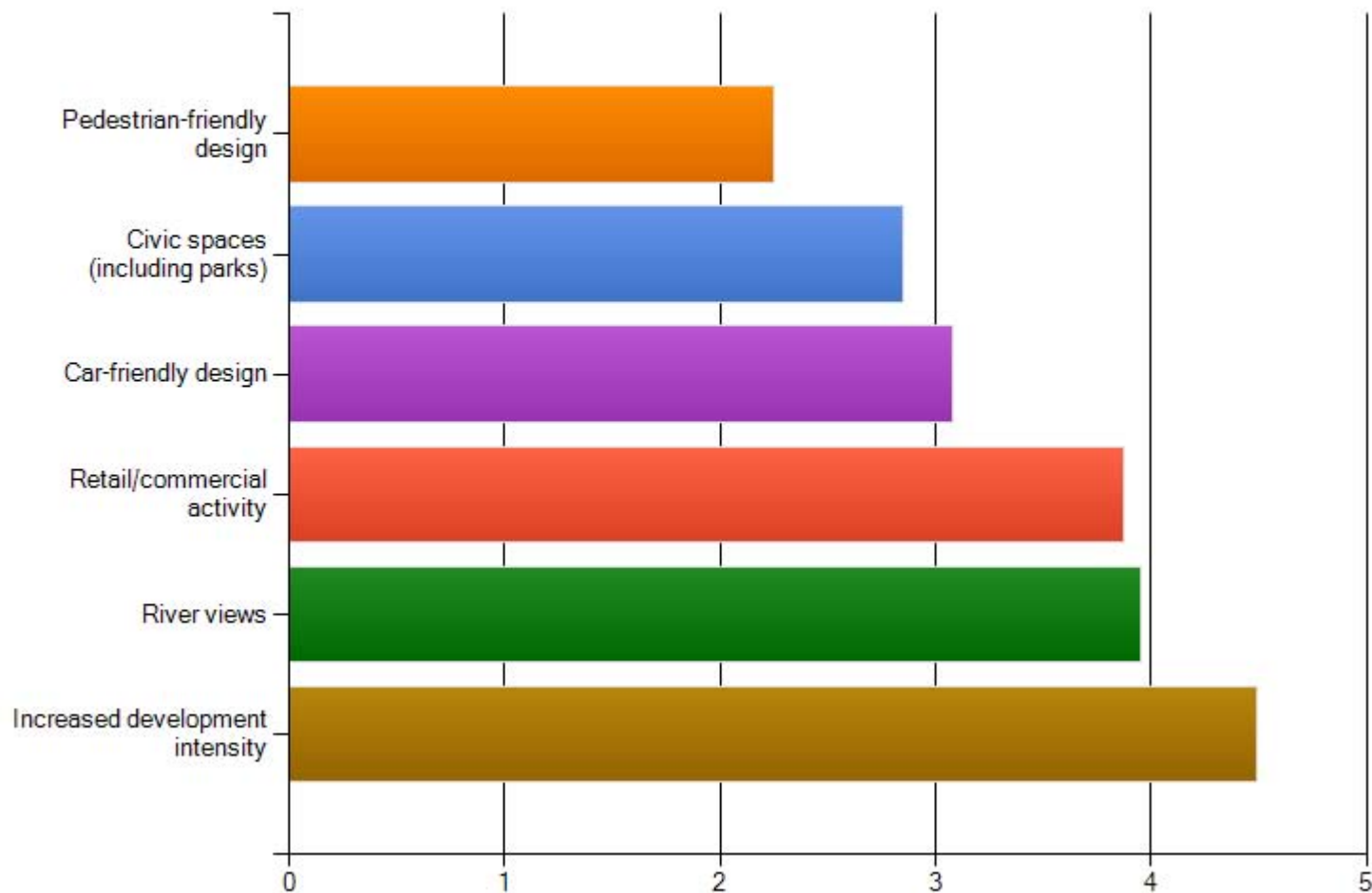
HAY

HAY 43

WILLAMETTE



Looking at Area 1 on the map above, which of the following functions and features do you consider to be most critical? Rank each item in order of relative importance to the area. (Drag and drop or use the pull-downs to rank each feature, where 1 = "most important" and 6 = "least important." Feel free to use the "N/A" button for items you think don't apply.)







HOLMES ST

BOLTON PRIMARY SCHOOL

MADDAX WOODS

HAMMERLE PARK

HWY 43

WILLAMETTE DR

LEWIS ST

BOLTON ST

2

LIBRARY

BURN ST

POST OFFICE

BROADWAY ST

GARDEN ST

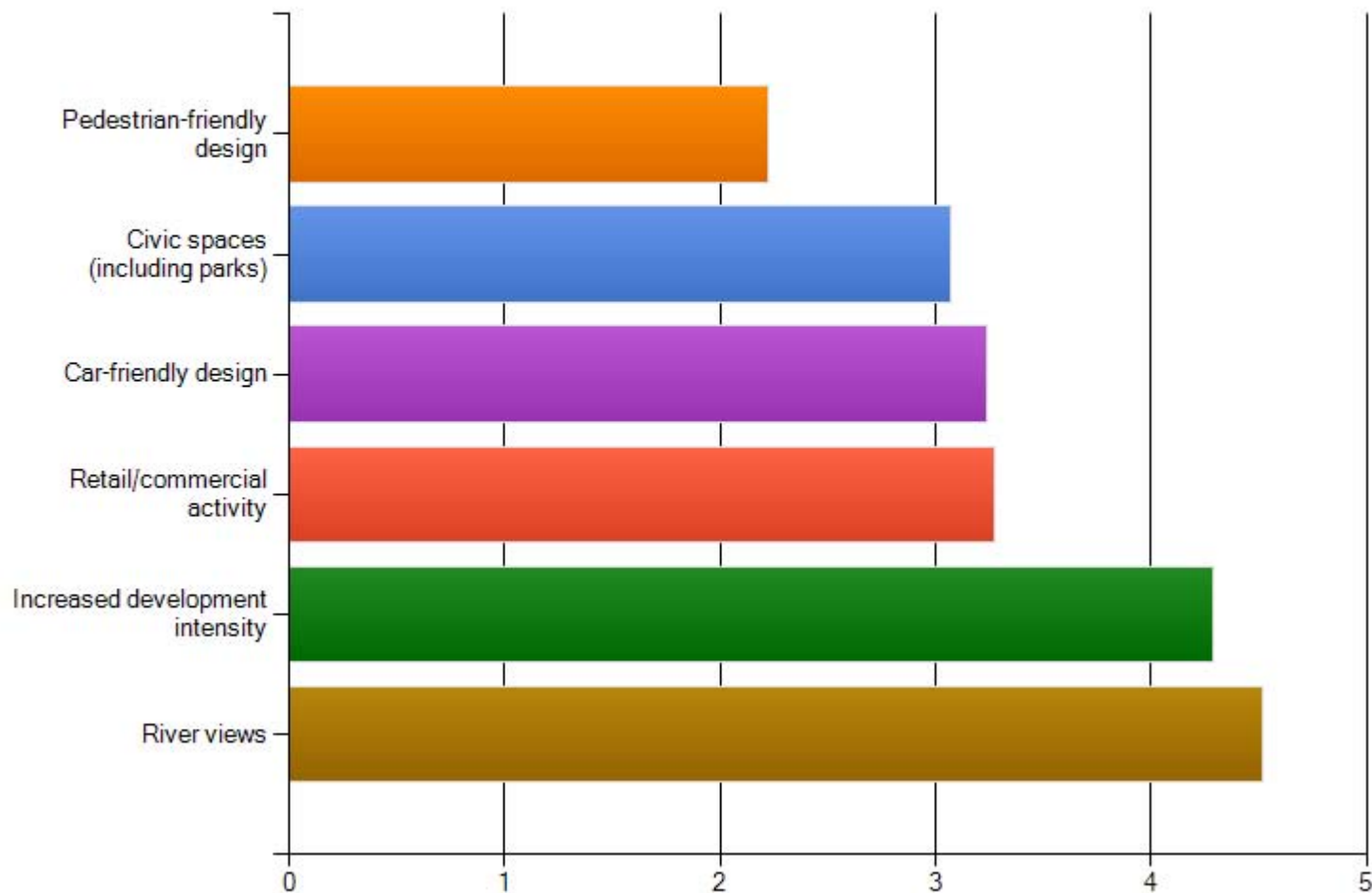
WEST LYNN HIGH SCHOOL

McKELVIN ST

HOLLAND ST

N

Looking at Area 2 on the map above, which of the following functions and features do you consider to be most critical? Rank each item in order of relative importance to the area. (Drag and drop or use the pull-downs to rank each feature, where 1 = "most important" and 6 = "least important." Feel free to use the "N/A" button for items you think don't apply.)





LIBRARY

BURNS ST

POST OFFICE

GARDEN ST

HOLLY ST

MCLEAN  
HOUSE AND PARK

3

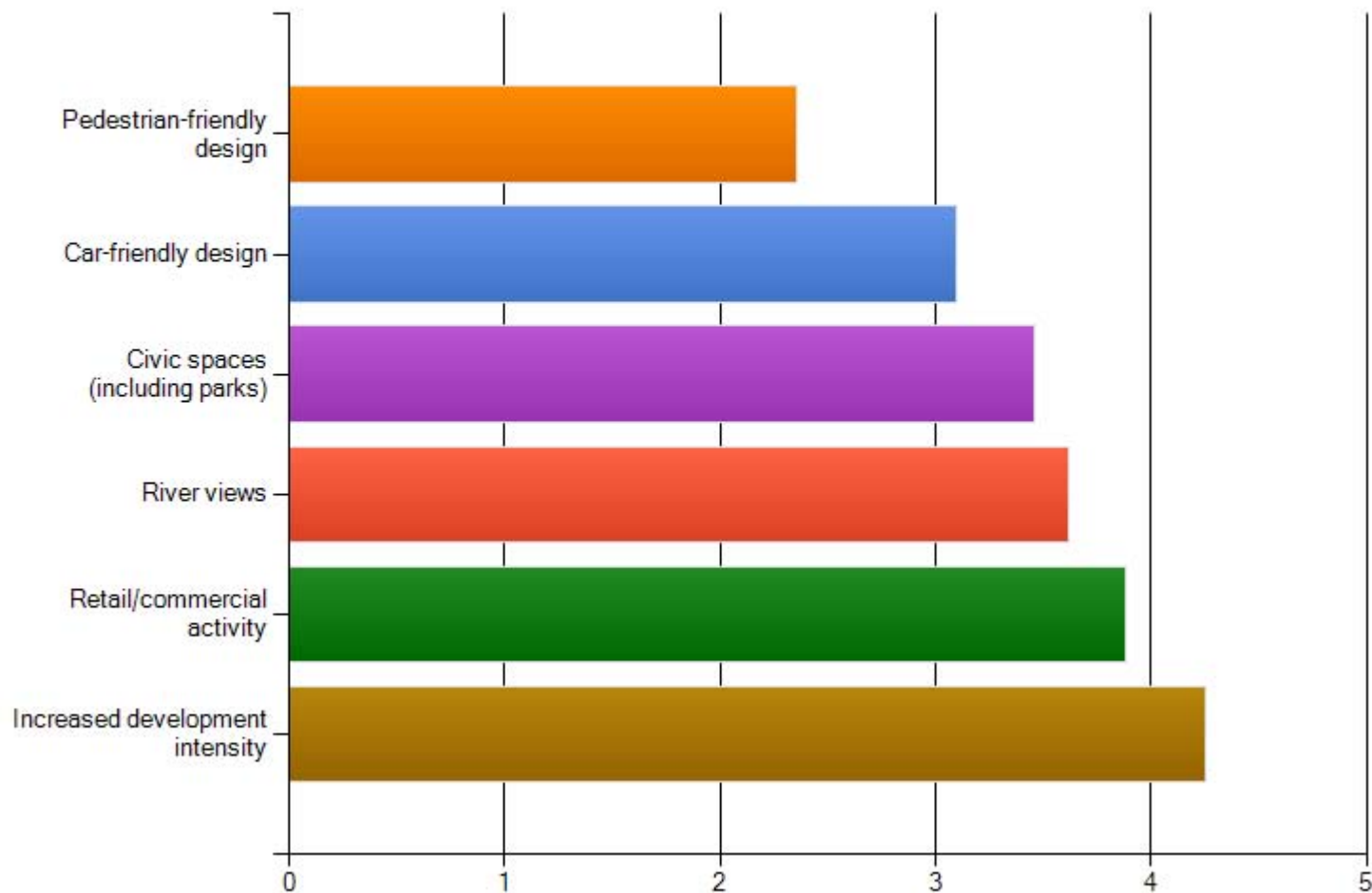
WEST BRIDGE  
PARK

THREE RIVERS  
CHARTER SCHOOL

WILLAMETTE DR

N

Looking at Area 3 on the map above, which of the following functions and features do you consider to be most critical? Rank each item in order of relative importance to the area. (Drag and drop or use the pull-downs to rank each feature, where 1 = "most important" and 6 = "least important." Feel free to use the "N/A" button for items you think don't apply.)







WEST RIDGE  
HIGH SCHOOL

MCLEAN  
HOUSE AND PARK

CALMASSIA  
NATURAL AREA

WEST BRIDGE  
PARK

4

THURGOOD MARSHALL  
CHARTER SCHOOL

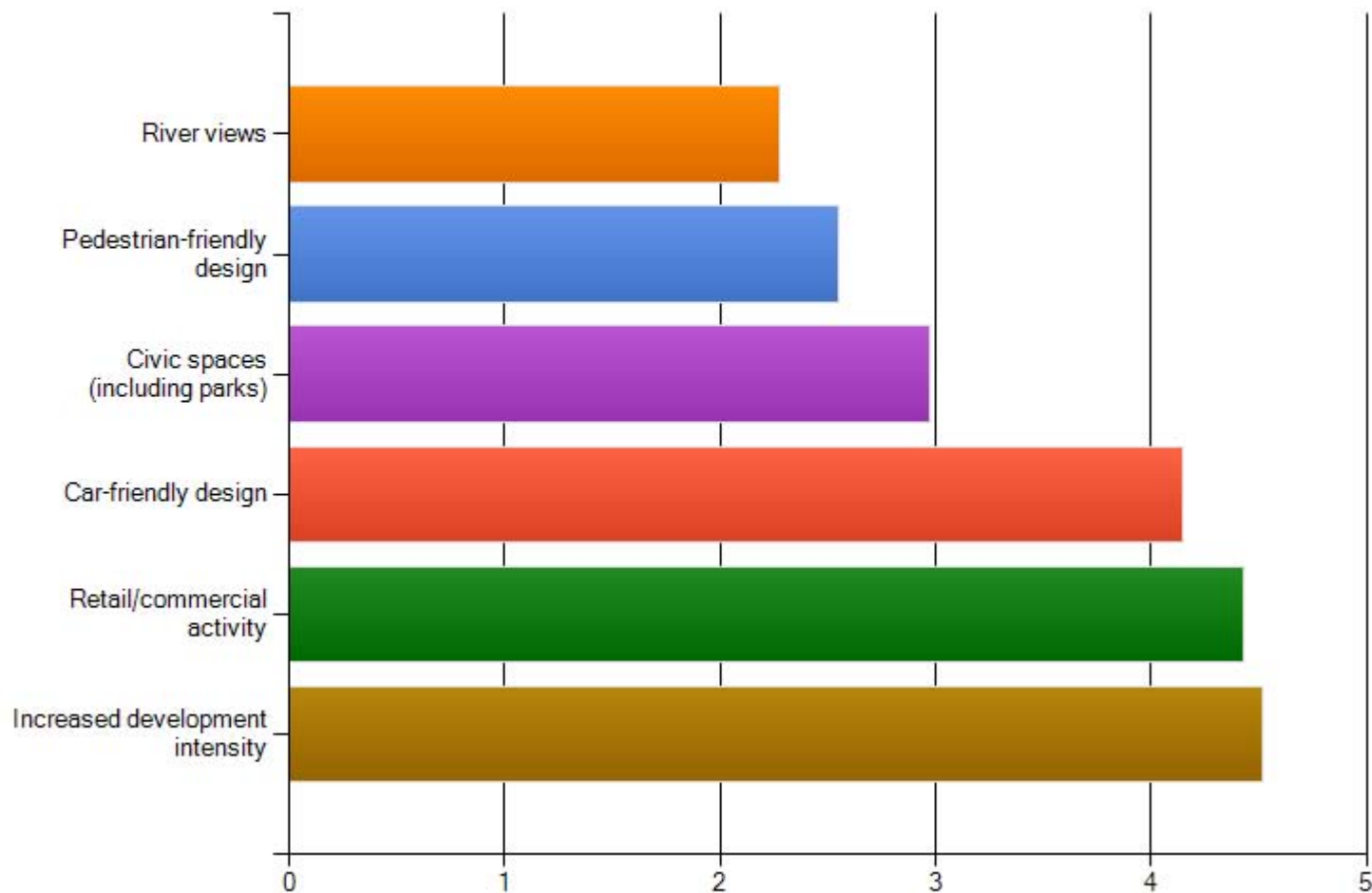
POLICE STATION

WILLAMETTE  
FALLS

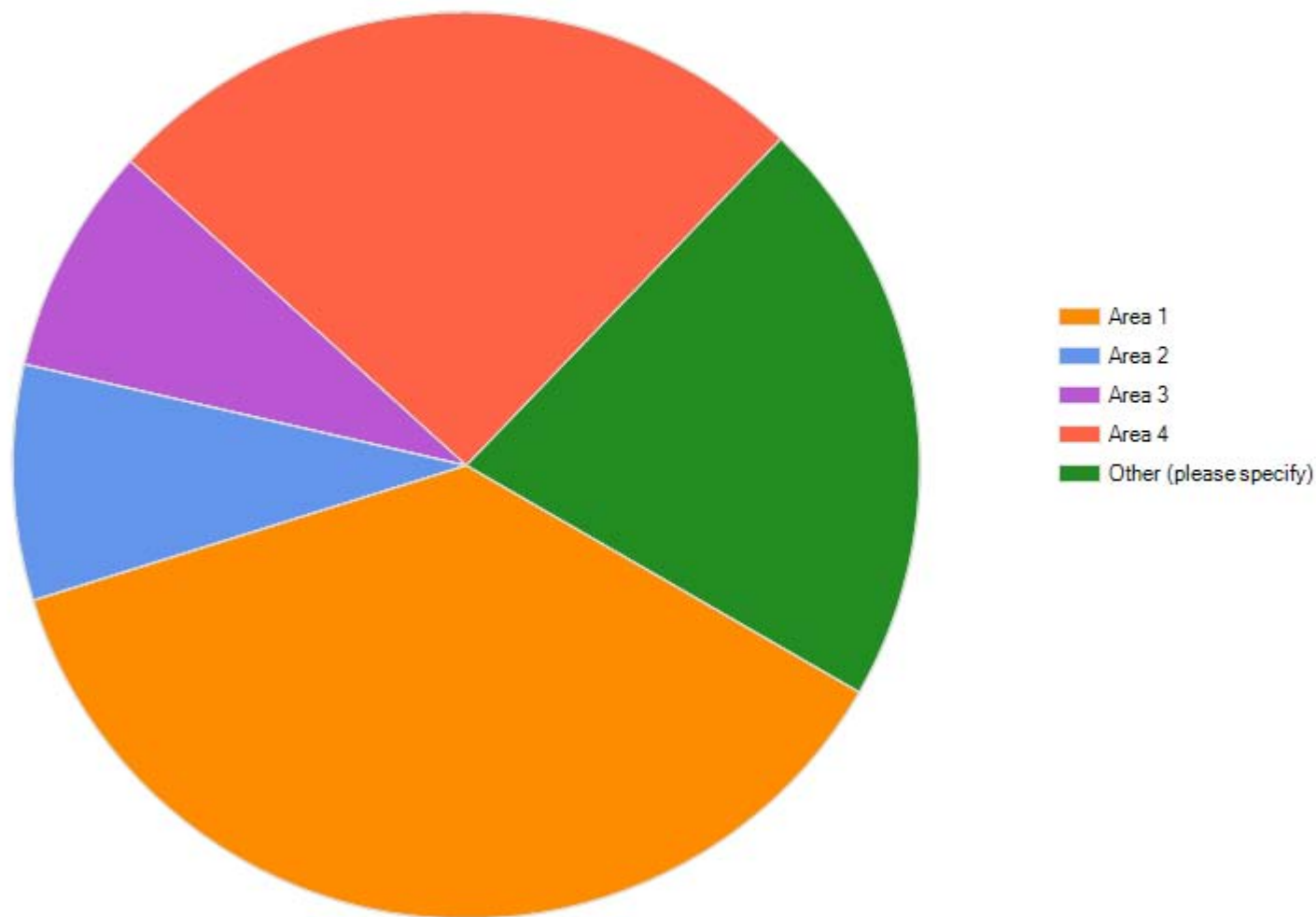




Looking at Area 4 on the map above, which of the following functions and features do you consider to be most critical? Rank each item in order of relative importance to the area. (Drag and drop or use the pull-downs to rank each feature, where 1 = "most important" and 6 = "least important." Feel free to use the "N/A" button for items you think don't apply.)



Looking at the map above, which area is generally closest to your home?  
(If you live outside of West Linn, please choose "Other" and indicate the city or area in which you live)





## Arch Bridge & Bolton Town Center: Design Priorities



**Any other thoughts? Please share them below!**

**Response  
Count**

178

**answered question**

**178**

**skipped question**

**228**





**Page 7, Q1. Any other thoughts? Please share them below!**

1	More parks please	Mar 31, 2014 3:54 PM
2	Would love to see the area behind Police Station developed with town houses, retail stores and eateries. Maybe a small Holiday Express needed as well.	Mar 31, 2014 3:00 PM
3	I'd like to see continuous safe bicycle access throughout West Linn, increased density in more urban residential areas with a focus on multi family housing and an appropriate increase in traffic and parking planning. I'd like to see a vibrant retail and commercial environment flourish, but increasing in density in already commercial areas, minimizing sprawl that exists and maximizing versatility and options for consumers, also with appropriate traffic and parking planning.	Mar 31, 2014 12:33 PM
4	Bike Friendly design should be high up on all those lists. We need safe riding corridors not only for experienced adult riders, but for our adolescents and families that aren't as road savvy. Doesn't need to be and maybe should be on the main hwy 43, but on parallel roads.	Mar 31, 2014 12:03 PM
5	What is the plan here? Tear down peoples homes to make room for a civic center nobody wants or needs? This got voted down once because it is another waste of taxpayers money. West Linn already has an abundance of parks and green spaces; why is it necessary to dislocate people to add more of something the public doesn't want. How about just develop the old arch bridge area to clean up the waterfront and call it good. Forget about all this other garbage. I am a 27 year resident of this city and am truly tired of the waste and squandering of public funds and private land.	Mar 31, 2014 9:29 AM
6	It has been my experience that the City of West Linn asks for a lot of citizen input, but rarely seems to listen or use the input from their citizens.	Mar 31, 2014 9:10 AM
7	The intersection that unites Willamette Falls Drive and the Arch Bridge is very badly designed, and should really be updated/expanded to relieve bottlenecks and encourage retail development and expansion around the riverfront.	Mar 30, 2014 8:58 PM
8	Area number 4 could boost west linn. A combination of residential, boardwalk and restaurants in a park like setting with miles of paths.	Mar 30, 2014 7:31 PM
9	Area 4 is a flood zone and should be treated as such.	Mar 30, 2014 5:55 PM
10	We need sidewalks and parks in West Linn. Those are the key to a wonderful place to raise children and grow old.	Mar 30, 2014 5:24 PM
11	Within each neighborhood, we should work within its existing infrastructure. To change them completely would be a detriment to West Linn and its residents.	Mar 30, 2014 4:04 PM
12	West Linn Downtown need major improvement to conceder it as City Downtown.	Mar 30, 2014 10:58 AM
13	There are so many hills in this city that pedestrian friendly is so important. Would love to be able to walk to retail and restaurant outlets.	Mar 29, 2014 9:22 PM
14	Repair potholes on Rt. 43.	Mar 29, 2014 8:49 PM
15	Allow parking fields adjacent to roadways with development behind parking. This pulls people in and harbors a safe environment.	Mar 29, 2014 9:09 AM

**Page 7, Q1. Any other thoughts? Please share them below!**

16	I am enthusiastic about this project!	Mar 28, 2014 8:16 PM
17	I feel there needs to be a wider variety of retail services Higher quality restaurants Better pedestrian and bike access I would love to see many of the unused spaces be utilized by up and coming chefs from the Portland area Maybe finish out a trial restaurant space and let rotating chefs come through They could offer service on off nights downtown or offer it as a fundraising choice	Mar 28, 2014 4:46 PM
18	I am hoping we "walk the walk" as we together envision and build this new future by actively creating something we are proud of, something transformative, places where we'd be proud our children perhaps came home from colleges to raise their own families. A progressive community, that recognized our symbiotic place in the natural landscape, that integrated nature into our lives, and ensure we live both fully and sustainably. Thanks!	Mar 28, 2014 2:43 PM
19	Consider the Willamette Falls Legacy Project while planning the Bolton area. Pedestrian connections from the bridge are key!! Car friendly design should not be a priority in any way. Cars should be slowed down in order to make a pedestrian friendly, safe and active area.	Mar 28, 2014 2:32 PM
20	I am thrilled to see the direction west linn is heading. The capital gained by bringing in a larger retail presence, will finance the city's efforts in showcasing our beautiful natural surroundings.	Mar 28, 2014 2:07 PM
21	need a bike friendly area ,,,,that will allow persons to continue to cycle without fear of auto mishaps	Mar 28, 2014 1:27 PM
22	West Linn could use a better city planning design with a central commercial area or two and public transport.	Mar 28, 2014 1:22 PM
23	Central corridor HW43 needs to be redone, streets with ped and bicycles lanes and proper beautification in place. More retail on 43 also.	Mar 28, 2014 12:56 PM
24	Keep commercial development down. I moved here from Seattle to escape all that. I love the trees and the small town feel along with the smaller areas like the shopping center by Market of Choice and the quaint Willamette area. The arch bridge that goes into Oregon City needs widening. That should be priority. It scares the bejeebus out of me and my daughter when we try to cross it. I keep thinking I'm going to mangle my tires or break off a side mirror. Other than that, keep the commercial development DOWN. LOVE WEST LINN! Thank you for including us in your planning.	Mar 28, 2014 12:48 PM
25	Get rid of the mill in West Linn. Develop shops, restaurants , hotels, walking paths and tourist areas for enjoying the falls. It's such a wasted resource.	Mar 28, 2014 10:56 AM
26	This is an area that can be a pedestrian mecca! The river and existing shops make it a great place to live. Add more pedestrian connections and places to shop and play.	Mar 28, 2014 10:11 AM
27	Nice hotels and dining on the waterfront please!	Mar 28, 2014 8:22 AM
28	Please consider more retail and business space within walking distance of West	Mar 28, 2014 7:20 AM



**Page 7, Q1. Any other thoughts? Please share them below!**

	Linn High School. It would be wonderful if there were more employment opportunities for students either in West Linn or Oregon City.	
29	I was born here & all the Johnny come latelys & the city council are bunch of arrogant people making decisions the older residents could care less about. You & they are just a bunch of self serving jerks trying steal property by using the public domain laws. You have not got the public interst at heart, just your own.	Mar 28, 2014 4:55 AM
30	Not sure what is meant by " increased development intensity", so my answers may not reflect exactly what I'm thinking. I think it's vital that traffic flow smoothly through this area, while providing convenient shopping and business opportunities. I think "river view" in this corridor is a non-issue.	Mar 27, 2014 11:35 PM
31	Not sure what was meant by retail/commercial activity and intense development in the questions. I would like to see the area below the current freeway - area 4 and further towards the arch bridge- developed first, as it seems to be less residential than the other areas. Upscale coffeehouses/restaurants/bed and breakfast or hotel, as well as family friendly venues close to the river (river views) with promenade/open spaces will enhance West Linn's beauty and bring tourism income to the town. Good planning and strict implementation can improve the area. Over the years, other cities along the river have developed succesfully. I am envisioning an area humming life, people, also at night in a safe and friendly environment. Our neighbor Lake Oswego has enhanced their "public water fronts". Better yet, if possible to integrate the development with the Willamette falls would benefit West Linn. The slogan for the hotel that will replace the police station can be clever in many ways... I hope that currently existing residential neighborhoods will not be eliminated just to make space for heavy development. Keeping the character of the city but bringing in more recreational activity at all times of the day should invigorate the life here, provide additional jobs and engage youth in healthy activities.	Mar 27, 2014 10:14 PM
32	One problem I see in that corridor is the heavy traffic, especially during rush hour. It seems much of this is coming in and out of Lake Oswego. I don't know if it's possible to construct a thoroughfare that bypasses the West Linn areas, but the area would be more pedestrian friendly and quieter if the traffic was diverted somehow.	Mar 27, 2014 10:05 PM
33	We have to constantly drive to Tualatin for shopping, West Linn needs more shops, cinemas, coffee shops!	Mar 27, 2014 9:15 PM
34	In area 4 some water activities or sports would be a great draw.	Mar 27, 2014 8:47 PM
35	more trails to encourage walking/biking less commercial sprawl, or at least make it look more "small townish" rather than strip malls	Mar 27, 2014 8:40 PM
36	Area 4 should be tied in with the river and parks and views--this may be our last chance--especially where a view of the falls is possible, Are you communicating with the WL Heritage group? I hope the whole area along the river will be designated a National Scenic Area. The other area should be commercial and services. Traffic is a big issue and needs to be planned for.	Mar 27, 2014 5:57 PM
37	The economic and aesthetic value of the river cannot be overstated in terms of its vital importance to quality of life for residents and potential driver for tourism.	Mar 27, 2014 5:54 PM

**Page 7, Q1. Any other thoughts? Please share them below!**

38	I have attended some of the " Blue Heron" meeting and dicovered that most of the peole appointed to the committee had a financial interest for themsves or their Company's. Some even had more than one person sitting on the committee.ie;architect,realstate people etc. I would like to see an honest group of peope making decisions that will not in anyway be moneymaker for them or their company's.We lost interest in the "blue Heron" plan as soon as we discovered who the main members making the decisions were/are.Too many people want to line there pockets with other people(tax payers) money. And it appeared the City was all for it.R.Lapeyre	Mar 27, 2014 5:35 PM
39	I appreciate the opportunity to answer the survey. I do not think that West Linn has a very safe/friendly pedestrian plan. The neighborhood we live in has sidewalks, which I love but there aren't any sidewalks around Bolton Primary. If you have ever dropped off or picked up a student before/after school, there are people everywhere because there isn't a designated place to walk. I know that sidewalks are expensive to build & maintain but I think it is important to teach children to stay out of the road and give them the opportunity to practice what we preach.	Mar 27, 2014 5:30 PM
40	I am a runner and I would like to see more sidewalks or pedestrian area along Hwy 43. I do not feel comfortable running in the bike lane. In addition, we really need to get some Trimet routes in the Cascade Summit area and upper Hidden Springs.	Mar 27, 2014 5:00 PM
41	What is happening to the Blue Herron Paper Plant? What kind of view is expected with that on the other side of the river? Get some Commercial investors to tell you what would work. The Falls are a natural attraction move all the other stuff out and the property value will pay for the demo.	Mar 27, 2014 4:37 PM
42	Hustoric west linn should be the priority for core west linn.	Mar 27, 2014 1:54 PM
43	This area has a lot of potential to relate directly with development in Downtown Oregon City. The Arch Bridge is easy to cross for cars and pedestrians and is little impediment for connecting to both areas.	Mar 27, 2014 1:42 PM
44	Development of the river area near the falls seems to have the ability to draw people into to West Linn from oter ares including Oregon City and Lake Oswego. Creating a beautiful recreational draw to this area would likely foster small business including restaurants and shops, also attracting to the Willamette district. Increasing the traffic accessibility to West Linn on hwy 43 will help commerce in all 4 districts under study and provide less of a "West Linn Island" mentality.	Mar 27, 2014 1:28 PM
45	Please also improve the right turn from McKillican EB onto Willamette SB. The acute angle of the turn, steep approach, and negative camber make this turn rather dangerous in a small, busy intersection - and that's before one takes the blind curve to the north into account. Thank you. -cheers, Craig S. Bell Skyline Drive (971) 295-0497	Mar 27, 2014 12:58 PM
46	The area under the 205 bridge could be a wonderful river accessible park. I would love to see the area from the police station all the way around to Hammerle park be more cohesively developed and walkable. From Bolton School north could be much more commercial and retail oriented.	Mar 27, 2014 12:40 PM

**Page 7, Q1. Any other thoughts? Please share them below!**

47	Collaboration with the Wilamette Falls/Blue Heron redevelopment project makes sense.	Mar 27, 2014 12:38 PM
48	FIX HIGHWAY 43 POTHOLES!	Mar 27, 2014 12:27 PM
49	fix the locks, make it less industrial, more people friendly.	Mar 27, 2014 12:13 PM
50	Recreation for kids would be something that needs more improvment in the city and water area	Mar 27, 2014 12:12 PM
51	We have the oppotunity to develop a real landmark park with views of Willamette Falls and the Arch Bridge. We shouldn't pass this up.	Mar 27, 2014 12:03 PM
52	I appreciate you!	Mar 27, 2014 11:51 AM
53	West linn needs more side walks and bike lanes.	Mar 27, 2014 11:28 AM
54	As a 15 year resident of WL I have always wanted to see the "Falls" area developed into a scenic attraction. Creating a retail environment that compliments the scenery makes the most financially feasible and sustainable sense	Mar 27, 2014 11:05 AM
55	This is where I live (one block up from Area 2 on West A Street), love the idea of walking trails, parks, etc! I walk my dog around this loop of all 4 areas twice a day.	Mar 27, 2014 10:56 AM
56	Keep involving the community. Simple, easy to find info on the web is really helpful.	Mar 27, 2014 10:50 AM
57	I think we have a wonderful neglected resource along the river in section 4 that should be developed for public access with a park, walking trails, handicapped access, reasonable parking. The other areas have two central parks (Mary S Young and Hammerlee) so it is feasible to increase commercial density along this corridor without compromising residents ability to enjoy park space. As far as housing development is concerned, I think the area along the river should be off limits, so that all our citizens can enjoy the space and not just a privileged few.	Mar 27, 2014 10:48 AM
58	A lovely community to live in. Would love more views of the waterfall.	Mar 27, 2014 10:43 AM
59	I used to live in Willamette and now live in robinwood. I wish there was a real sidewalk and bike path with river views and historic educational signage, explaining history, environment, and current industrial use. I could never safely walk my dogs or bike from old Willamette to lake Oswego.	Mar 27, 2014 10:16 AM
60	I think the best thing we could do in area 4 would be to remove all of the industrial development on both sides of the river upstream from the bridge and return it to its original condition before industry destroyed the natural beauty of the falls area.	Mar 27, 2014 9:54 AM
61	Hwy 43 should be doing what McLoughlin BLVD is doing.... SIDEWALKS!!!	Mar 27, 2014 9:34 AM
62	It would be wonderful to try to create these four areas into the equivalent of Seattle's Burke Gilman Trail and then connect these areas to the trail/pathways	Mar 27, 2014 9:04 AM



**Page 7, Q1. Any other thoughts? Please share them below!**

	expansion in the Stafford/West Linn/LO area.	
63	West Linn doesn't need anymore big homes on tiny lots :-)	Mar 27, 2014 8:41 AM
64	No matter what is done, we should keep in mind any and all historical sites within these areas. When we lose any part of our town's history, we lose, in a sense, a part of what makes West Linn such a great place to live.	Mar 27, 2014 8:27 AM
65	Tho challenging terrain, the West Linn waterfront should be put to maximum use. There is very little opportunity to be near the river other than downtown Portland. It's a bit forward thinking to believe that area could ve developed kn that manner, but would be the best use of the land, complete with marina.	Mar 27, 2014 8:12 AM
66	Natural spaces and the love of the outdoors brought me to West Linn. The ability to walk or ride bikes safely is a huge draw to our city.	Mar 27, 2014 7:49 AM
67	More Parking for West Linn High School. What will the current Police Station be used for once they move into the Old Willamette area?	Mar 27, 2014 7:37 AM
68	Highway 43 needs to be widened with convenient bus stops, and with pedestrian and bicycle thoroughfares on both sides of the highway. Industrial traffic needs to be re-routed to more convenient roadways for them. Side roads (Pimlico) and others need better traffic control (lights). You need to be able to walk or bike down from Rosemont Ridge without getting hit by a car!!!!!!	Mar 27, 2014 7:29 AM
69	Create a pedestrian path that connects all three. Incorporate a lot of civic/park space. Retail/Business development is not as important as making the city people/family friendly.	Mar 27, 2014 7:22 AM
70	All of these areas need to be car friendly to keep 43 moving.	Mar 27, 2014 7:15 AM
71	Include private industry with your design and development	Mar 27, 2014 7:01 AM
72	Need more retail/restaurants along 43 and two lanes each direction...or at least passing lanes	Mar 27, 2014 6:41 AM
73	Develop roadway standards for a more scenic corridor. Include lighting, green belt, sidewalks, signage, etc.	Mar 27, 2014 6:40 AM
74	Nice paved trail overlooking the falls would be awesome ;-)	Mar 27, 2014 5:34 AM
75	We support ideas and plans that are beautiful and bring people together. Common spaces and smart retail / restaurant, river views with places to walk and spend time. Thanks!	Mar 27, 2014 5:26 AM
76	With the increase in population, traffic as well as parking has become a major issue in West Linn.	Mar 27, 2014 4:20 AM
77	Would love to see human access to the river views in Q4. Shop/dine/live on the river.	Mar 27, 2014 1:18 AM
78	West Linn needs more jobs - so, we need to structure a plan that balances the needs of the community to access and enjoy existing, and the to-be-developed, spaces, and the need to create quality-of-life sustaining jobs. The passageways	Mar 27, 2014 12:17 AM

**Page 7, Q1. Any other thoughts? Please share them below!**

	by which people access civic spaces/parks should also carry them past places of business - a seamless integration of nature and nurture (a euphemism for the creation of opportunity).	
79	I primarily shop in West Linn, Market of Choice, Post office , Library and Kkinkos, etc. i would like to more civic spaces, pedestrian friendly and more open spaces.	Mar 26, 2014 11:43 PM
80	Connecting the Willamette area to the Arch Bridge project with a greenbelt/pedestrian/bike friendly path way would be amazing.	Mar 26, 2014 10:51 PM
81	Since about 2006 the city has spent/wasted city funds on poor quality road work on 43. By this I mean the skimcoat approach that is not correct for our climate and road surface use. If money is to be spent, please spend it on a surface grind down of 2-3 inches and then a good clean out, oiling and correct butting of the new surface to the clean edges. That will last unlike the two-plus jobs that have started to break down within 2 years. ALSO, please stop letting high-density housing builds. Mandate 9000 sq ft (or greater) lot sizes with proper yards. This is not California; do not allow it to become blighted like that where only the dollar is treasured.	Mar 26, 2014 10:45 PM
82	This is a congested area due to proximity of freeway, shopping, schools, and residential. PLEASE consider the walkability/livability and safety for homeowners and schools. Thank you!	Mar 26, 2014 10:19 PM
83	Thanks for your hard work at City Hall!	Mar 26, 2014 10:17 PM
84	I'd love to see a downtown extension of Oregon City with upscale shops and restaurants, maybe condos and a small theater on the West Linn side of arch bridge. How about a Powell's south located there?	Mar 26, 2014 10:13 PM
85	Sidewalks on Holly Street for pedestrian safety.	Mar 26, 2014 10:01 PM
86	Would love to see the "industrial" look go away and a more river view return! It is so!! Ugly in zone 4, but could be a real attraction.	Mar 26, 2014 9:16 PM
87	Would like to see more pedestrian friendly corridors, especially along 43	Mar 26, 2014 9:10 PM
88	I would love to see more riverfront development in all forms. But all will be pointless without pedestrian safety. This is such an important area to West Linn. Please show respect to its citizens by providing sidewalks, crosswalks, street lights and flashing crosswalks. Thank you.	Mar 26, 2014 9:08 PM
89	Community Cultural center is needed. Improve area near bridge to include river vistas incorporating public art and walking paths. West Linn (other than the Library) is SORELY lacking in art & cultural offerings. Please bring us up to date with incorporating public art into the design and built landscape. We have enough ball fields already.	Mar 26, 2014 8:59 PM
90	Bolton Town Center is "not" car friendly. Parking is difficult and roads are narrow. I live near Hidden Springs and rarely go to that area. I grew up in Gladstone, but went to West Linn High School in the late 60's. I always wondered where down town West Linn was, and 50 years later, I still haven't	Mar 26, 2014 8:48 PM

**Page 7, Q1. Any other thoughts? Please share them below!**

	figured that out. West Linn needs a real Down Town area. Hopefully developers can make a good plan to do that.	
91	Please place a greater emphasis on walkability/sidewalks and bike paths in all areas.	Mar 26, 2014 8:47 PM
92	Although I ranked things, there were many things I found equally important. For example I think quality commercial development in area 4 can be a desirable public space if the appropriate pedestrian infrastructure is worked into the design.	Mar 26, 2014 8:16 PM
93	region 4 is prime for mixed use high density retail/housing/commercial	Mar 26, 2014 7:44 PM
94	Area 4 is a natural for viewing the river, a walking trail, bike trails, parks with some commercial areas with restaurants that view the falls, create almost an "old town" feel, like the Willamette district. What a great opportunity	Mar 26, 2014 7:30 PM
95	We definitely do not need any increased traffic in area 4. I would love to close down the Arch Bridge again. I hate trying to get to work every morning and the backed up traffic in the evening because of people travelling into West Linn on the bridge. It is nothing other than dangerous turning left on highway 43. We do not need shopping or increased housing in this area either. There is plenty of shopping nearby.	Mar 26, 2014 7:15 PM
96	No more parks, keep areas clean and more sidewalks. Nice walking areas and additional restaurants!	Mar 26, 2014 6:51 PM
97	When making changes to these areas, I would love to see the quaintness of West Linn maintained. To have a vibrant little area similar to what LO had would be nice. Restaurants and shops along the water, with trails and lots of green space and beautiful artwork by local artisans. The challenge will be to not interfere with all the lovely older homes in those areas. A delicate balance will need to be achieved.	Mar 26, 2014 6:34 PM
98	Hurry up developing water front. Add small hotel for tourism overlooking waterfall. With restaurants, parks, trails, living soace.	Mar 26, 2014 6:22 PM
99	Add more activities centered around the towns youth.	Mar 26, 2014 6:18 PM
100	A light and traffic solution is needed at Hwy 46 near the police station. I also feel the primary area could work well for small and medium scale office buildings with some retail mixed in. Creative solutions to parking keeping it minimal and not prominently in view would make the corridor feel more pedestrian urban than auto centric urban. A riverfront bikeway from arch bridge north connecting other pieces of bike lanes following the river up to Lake Oswego would be a great boon.	Mar 26, 2014 6:05 PM
101	Hotel in town needed.	Mar 26, 2014 6:04 PM
102	I would have made more informed rankings if I had been told what was already there. I kind of know, but I don't know everything. :)	Mar 26, 2014 5:57 PM
103	More village type town centers, less strip malls! // Also, we need a cohesive	Mar 26, 2014 5:50 PM



**Page 7, Q1. Any other thoughts? Please share them below!**

	"downtown" instead of a series of businesses off 43.	
104	No overly prescriptive planning for these areas. Oppose plans to utilize TIF to finance planned aspirations.	Mar 26, 2014 5:18 PM
105	The Blue Heron paper plant and PGE site redevelopment is certainly a once in a generation if not a once in a lifetime opportunity to create value and tax base for the community while providing enhanced experience of the falls... which is a national treasure. Thanks!!	Mar 26, 2014 5:11 PM
106	I would like to see some manner of visual thread tying the areas together. This can be done effectively with tree planting or even small shrubs in pots (Newberg plants Camellias in tubs around their core area). Banners on lampposts work too, of course. Painting a bright color on curbs could delineate areas too.	Mar 26, 2014 5:03 PM
107	Places for murals and public art with lots of gardens.	Mar 26, 2014 4:59 PM
108	The lock are the biggest money pit on the whole river. Don't get any taxpayer money involved with trying to resurrect them. There would not be enough use to come close to justifying the millions it would take to repair them, and upkeep would continue to skyrocket. I know the Corps of Engineers would love to dump this expense.	Mar 26, 2014 4:51 PM
109	User-friendly retail/commerce/services/parks; think Bridgeport.	Mar 26, 2014 4:49 PM
110	My son will be attending Cedar Oak starting in September - and it's not very walker friendly! And walking to the library from our home near Mary S Young park, there is not a sidewalk all the way. Those would be nice!!	Mar 26, 2014 4:40 PM
111	Nicely designed survey!	Mar 26, 2014 4:40 PM
112	Traffic flow on 43 is a problem. Bicycle lanes are not wide enough nor are they clearly marked. Pedestrian accommodations are lacking with respect to sidewalks and safe crosswalks. The area nearest and to the southeast of the Arch bridge would make a good pedestrian friendly riverfront area. The Willamette riverfront is one of West Linn's most under-realized assets. More areas should be opened up for public use and enjoyment.	Mar 26, 2014 4:37 PM
113	In developing a plan for area 4, we need to be cognizant of the plans for the OC side of the Falls, and design complementary uses and facilities.	Mar 26, 2014 4:35 PM
114	Would LOVE to see the paper mill go! Ditto for the Oregon City side. The Falls would form a gorgeous focal around which to develop pedestrian friendly civic spaces, perhaps even a City Hall, with combination residential/retail/condo-like development. I imagine the property value of a properly designed development would increase municipal revenues.	Mar 26, 2014 4:33 PM
115	#4 sould be developed to maximise the river veiws/ access.	Mar 26, 2014 4:31 PM
116	Quit spending so much money beautifying. improve the roads.	Mar 26, 2014 4:29 PM
117	Not right now.	Mar 26, 2014 4:23 PM
118	We need a Trader Joe's on Rt 43! We need sidewalks on Pimlico to Rt 43 so to	Mar 26, 2014 4:22 PM

**Page 7, Q1. Any other thoughts? Please share them below!**

	use public transportation.	
119	West Linn greatly needs a City Center or "Heart" of West Linn. Thank you for creating this thoughtful process.	Mar 26, 2014 4:22 PM
120	I nice retail area with pedestrian access and some open area would be nice by bridge to m of choice. Between library and Dillon, good pedestrian access and good traffic flow would be nice. Wouldn't want whole of 43 to be retail.	Mar 26, 2014 4:20 PM
121	I don't know why you feel West Linn needs someplace to call the center of town. Keep West Linn the bedroom community it's meant to be. Sounds like you're trying to create more congestion, which we don't need. You people need to find something better to do with your time. Get a real job like the rest of us.	Mar 26, 2014 4:20 PM
122	West Linn lacks an outdoor social gathering area that is in/near shopping and dining. If we look at each of our centers - Willamette Falls, Cascade Summit, and the Central Village - they are all lacking this social aspect, even though West Linn does offer nice boutique stores, coffee houses and restaurants. In addition, West Linn has some wonderful though under-utilized waterfront. I believe development of the Arch Bridge area could give West Linn an opportunity to combine these ideas and help bring the community a place to not only enjoy the outdoors and waterfront, but be a gathering place where residents can enjoy a cup of coffee with friends and neighbors, as well as dine and shop locally. Admittedly vehicle access would be a major challenge as even today both Hwy 43 and Willamette Falls Drive back up at rush hour around I-205 on-ramps, but I believe with the right design this can be overcome.	Mar 26, 2014 4:19 PM
123	Area 4 is closest to my office. So I commute from area 1 to area 4. The traffic congestion and dangers in area 4 are significant. As we increase density they will only get worse.	Mar 26, 2014 4:16 PM
124	Sidewalks, paths and bike paths please!!	Mar 26, 2014 4:10 PM
125	We need to create an element of self-sufficiency. West Linn is a bedroom community, and that's not sustainable in the long run. We need to have the ability to stay local. Locally sourced food, local places of employment, pedestrian friendly design.	Mar 26, 2014 3:59 PM
126	currently the traffic (car) pattern is challenging. Hopefully any new planning will create a safer (pedestrian, bicycle & car) flow. If more attraction, therefore, traffic is created, the already bad flow will be exacerbated without some creative planning and changes.	Mar 26, 2014 3:42 PM
127	Traffic and pedestrian safety are top priorities. The traffic on 43 is becoming a nightmare and it will only get worse. Whatever is decided needs to accommodate additional traffic lanes on Hwy 43 in the future with right of way set aside to do so. Do it right the first time. The river area is a precious resource that can allow the development of park like pathways for bikes and pedestrians, perhaps a restaurant that doesn't block views, access to the river itself. Much like downtown Portland has done along the river. Please don't allow development/buildings to block river views. The Safeway/City Hall development on Salamo Road blocked one of the only unencumbered, spectacular views of Mt. Hood in West Linn. It's now hidden behind buildings! Careful site planning of	Mar 26, 2014 3:37 PM

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	the buildings could have provided breaks with site lines to the mountain--what a waste! There are states that outlaw blocking of public access to important vistas. Unfortunately Oregon is not one of them, but the City of West Linn can make vistas part of the planning and development process.	
128	We love to walk all over the place, but sometimes it's hard (especially with kids) because of the lack of sidewalks. Thanks for asking!	Mar 26, 2014 3:36 PM
129	No cheap or low income apartments.	Mar 26, 2014 3:34 PM
130	What about all the previous plans for walking paths to connect along the river? You kind of "forgot" that in this questionnaire, which makes it a little suspect. I think you could use a little better input than rating things on a priority scale as done here.	Mar 26, 2014 3:30 PM
131	Hotel would be fine by the river, so long as the river views are preserved and not obstructed. River walks should be a priority. Upgrade and increase the commercial development along the 43. Make sure it is accessible to foot and auto traffic and also attractive. Upgrade the frontages and encourage a design theme that fits with the area - One - two story buildings (apart from the hotel) with adequate parking.	Mar 26, 2014 3:30 PM
132	West Linn is pinched for space due to geological barriers and 205 fwy. If any development is considered, parking either must be unnecessary or enough provided for the activity or there is no sense in adding more activity. The city should be geared to families, recreation, pedestrian pursuits, fitness and cars should be relegated to the fringes or to arterials, not neighborhoods and school areas.	Mar 26, 2014 3:14 PM
133	I would love to see something done where 43 & Willamette meet by the Arch Bridge. Traffic seemed to flow much smoother when there was an all way stop during the refurbishing of the Arch Bridge... now it is back to it's usual hideousness during rush hour traffic.	Mar 26, 2014 3:10 PM
134	Improve traffic flow down highway 43 or create a by-pass to alleviate traffic.	Mar 26, 2014 3:10 PM
135	The focus should be on capturing the view of the falls and traffic on the bridge. Please don't create bottlenecks for the 43.	Mar 26, 2014 3:07 PM
136	Thank you for conducting such a thorough and well planned effort! I am impressed with the organization and communications.	Mar 26, 2014 3:07 PM
137	Area Four needs to be developed. Take notes from the River Walk in San Antonio, TX; the Garden HWY area in Sacramento, even the downtown area of Portland.	Mar 26, 2014 3:01 PM
138	Please communicate with the school district ASAP if there will be additional school needs. They are trying to determine how big the new school should be.	Mar 26, 2014 3:01 PM
139	I support increased commercial development along HWY 43 (preferably similar to the Central Village or downtown Lake Oswego) but would prefer a large park area and walkway in the area near Willamette Falls and the Arch Bridge - with increased visibility of the falls and the river in that area.	Mar 26, 2014 2:58 PM



**Page 7, Q1. Any other thoughts? Please share them below!**

140	Thinking how to connect the Willamette area of West Linn to this area would be an essential part of the planning process and would help create a sense of community to both areas	Mar 26, 2014 2:56 PM
141	Let's be sure our planning is done in context as part of the total Falls area particularly including what is going on in Oregon city.	Mar 26, 2014 2:55 PM
142	For 26 years we have been waiting for a complete sidewalk from Field's Park to the old Willamette area. Will it ever happen?	Mar 26, 2014 2:54 PM
143	Increase the tax base through increases in retail establishments and development. We have enough expensive parks - stop increasing costs on our water bill - as far as I'm concerned you are breaking the law by putting parks and road maintenance on our water bill - regardless whether the Oregon Supreme Court (who is also breaking measure 5) approved it. Be wise with the money you receive and live within a prudent budget. Determine what is governments responsibility and what is not. Stop being everything for everybody - and increasing taxes in the process. For example stop trying to get a new pool when there are many close by; and our water infrastructure is in need of major improvements.	Mar 26, 2014 2:48 PM
144	River views and parks--that river is such an amazing resource and so much of it is hidden from view.	Mar 26, 2014 2:46 PM
145	These areas need to be better connected to create synergy. Establishing or planning for a symbiotic relationship among the identified areas might enhance the level and type of development that would occur.	Mar 26, 2014 2:35 PM
146	Years ago there used to be much more retail/commercial in the bridge area let's get that back taking advantage of the views and develop more urban high density housing. Along WFD river views are awesome, need commercial/retail that can appreciate, compliment and prosper this under utilized area. I think the bus barn and recycling can be relocated to an area not wasting the amazing local they have now.	Mar 26, 2014 2:32 PM
147	The process to determine viable options for the property around our side of the Arch Bridge needs to be VERY thorough. (Personal preference would be for a hotel [or upmarket business lodging] with at least some meeting/event space - but I doubt a developer would place a bet on that without some assurance about the future widening/reconfiguration of 205 and that exit.)	Mar 26, 2014 2:31 PM
148	I think area 2 should continue to the end of Buck St. I own Westlake Properties and the surrounding buildings. This was the "Original" grocery store. I was told that all of these building would be considered for office space when the building was moved. The property "Cannot" be used a residence and is zoned residential~ this should be addressed by including it in the plans in area 2 and re zoning the land to office space or commercial.	Mar 26, 2014 2:29 PM
149	Best of luck!	Mar 26, 2014 2:26 PM
150	West Linn, like all cities, needs to develop a carbon free community blueprint. We need all citizens in West Linn to have walkable/bikeable/Segway access to all of their daily amenities (food, groceries, mail, library, fields, play, schools)	Mar 26, 2014 2:20 PM

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while not creating a desire for car commuters to traverse our city. The biggest problems with the 43 corridor is it is unsafe to cross on foot/bike, it is loud, it does not have safe, continuous sidewalks and most of us have a huge downhill/uphill walk to its amenities. If we intend to develop the corridor for business we need a carbon free transport system so that all citizens can access the amenities car free - an electric trolley & pleasant off road pathways. On road bike lanes are helpful for a few of us, but we need carbon-free transport options the meet the needs of all citizens - elderly, families, kids without parent - most of us can't pedal our families up Salamo hill. We need civic places that meet community needs - walkable spaces to grow local food, gathering areas for teens/young adults, continuous pathways along the river, a pool that is a regular pool for teaching kids to swim and lap exercise, a walkable, scenic river-view restaurant area where diners can sit outdoors not along a road, narrow/dead end roads with low speed limits that discourage cars from speeding. West Linn owes it to itself to stop car culture!

151	There should be no changes to the CDC that favor developers. Neighborhood associations are a viable and important part of our community and should not be eliminated.	Mar 26, 2014 2:19 PM
152	I would love to see area 4 support more retail and restaurant activity. Take advantage of the river view. Maybe a boardwalk or something along those lines.	Mar 26, 2014 2:18 PM
153	Healthier people= green space....pedestrian friendly areas with access to water views...more face to face contact. Sicker people= cars, congestion, no pedestrian areas, less access to nature., etc.	Mar 26, 2014 2:16 PM
154	I'd like to see some history maintained in area #4. In my hometown of Pittsburgh, when they tore down the river front steel mills, they left a blast furnace and other remnants to remind people of Pittsburgh's history. Everyone is so "now" focused that history is being lost everywhere. Tom Brady	Mar 26, 2014 2:16 PM
155	Reuse Police Station for commercial center. Add hotel. New West Linn Inn restaurant with river view. Redesign I-205 interchange. Utilize upper mill parking lot for development.	Mar 26, 2014 2:15 PM
156	River access in area 4, some retail but not overbearing in level 4. Bicylce Paths throughout all areas,	Mar 26, 2014 2:10 PM
157	Not particularly with the manner in which the Lake Oswego water was rammed down our throats.	Mar 26, 2014 2:07 PM
158	Area 4 could be really nice with beautiful river views. My house is very close, but I never walk to the bridge because it does not seem safe between the bridge and sunset.	Mar 26, 2014 2:06 PM
159	WALKING AND BIKING TRAILS!!!! All of West Linn should be SAFELY bikable with a good size bike lane or path! I'd like to see West Linn be known for its biking and walkability.	Mar 26, 2014 2:06 PM
160	mass transit	Mar 26, 2014 2:05 PM
161	Keep the neighborhood feel, particularly in area 1. Do not go overboard with	Mar 26, 2014 2:05 PM

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	development, density, etc. One of the major values of this area is not feeling like Beaverton, New Jersey (land of strip malls), or a vanilla suburb. Keep it woodsy, friendly and -- we are in the Portland area -- weird!	
162	Better bike lanes and sidewalks please!	Mar 26, 2014 2:00 PM
163	We need more parking and less tanning parlors, dry cleaners and banks! I would love to see new services: cupcake shop or bakery, moderately priced clothing store, craft shop...	Mar 26, 2014 2:00 PM
164	I would like to see mixed use or retail (restaurants) where the police station currently is. Retail/restaurants in that area with Park and trails going toward Willamette area and under the 205 bridge. Retail/park space (maybe we can have a farmers market there?) could draw people from Oregon City to that area. (we walk to historic Oregon City regularly for their events) Traffic would be a concern on both sides of 205 (as we saw when the Arch Bridge construction was occurring). Take advantage of the gorgeous views of the falls and river with parks and pathways. Pathways connecting to the Willamette area, plus up to the wilderness area above the high school and to River Road (which connects to other parks north). Make a better (prettier - separation from heavy traffic - feels like you're walking on a freeway) path along Hwy 43 under 205 from the Village Center area (Market of Choice).	Mar 26, 2014 1:59 PM
165	I am all about keeping things simple - lots of parks and green space - keeping the town/city people friendly - keeping the big businesses out of the area - mom and pop stores/venues are what I believe west linn is all about	Mar 26, 2014 1:58 PM
166	Areas 3 and 4 should be developed in concert with the Oregon City plans for the former Blue Heron Paper property. This is a great opportunity, a once-in-150-years opportunity, to regain at least a portion of the natural beauty of the Willamette Falls area. I recognize that West Linn Paper and the power plant will remain for the foreseeable future, however, this area could become a local and tourist destination with natural areas and mixed commercial/residential development. This could become a very attractive area, on par with the Pearl in Portland, or even better since the Falls are such a wonderful attraction.	Mar 26, 2014 1:57 PM
167	If safety for pedestrians and automobiles are the priority, then everything else should fall in to place.	Mar 26, 2014 1:57 PM
168	If we add more retail space, traffic needs to be the main focus. Hwy. 43 is already too congested, this needs to be addressed first before more retail is added. Lights should be in sync with each other all the way through Lake Oswego.	Mar 26, 2014 1:55 PM
169	I want more services in West Linn, so I don't have to drive to other city for my families needs.	Mar 26, 2014 1:50 PM
170	Bike friendly paths would be great	Mar 26, 2014 1:46 PM
171	What was done in the old West Linn downtown area with lots of shops and restaurants was brilliant! Let's do it on that end of town, too!!! Art in the street, civic spaces, kid-friendly areas, and lots of green!	Mar 26, 2014 1:43 PM



**Page 7, Q1. Any other thoughts? Please share them below!**

172	Pave hwy 43..... embarrassing to the area....	Mar 26, 2014 1:37 PM
173	The robinwood area of hwy 43 (MSY to the LO border) is quickly being left behind the rest of the community and seems very disconnected. Looking forward to a similar process happening in that part of town.	Mar 26, 2014 1:36 PM
174	We do not support any decisions or changes with the current west linn government.	Mar 26, 2014 1:35 PM
175	Will you be sending out a list of scheduled meetings?	Mar 26, 2014 1:35 PM
176	Ped friendly river views prefered...	Mar 26, 2014 1:34 PM
177	Increase food opportunities to keep money in the area- spaces for food carts? West linn is devoid of any supurb eating establishments.	Mar 26, 2014 1:31 PM
178	It would be nice to create an area where people could gather and increase access to the river in area 4	Mar 26, 2014 1:29 PM